44 THREE MILE HARBOR ROAD

East Hampton, New York - Proposed Multi-Purpose Commercial

ZONING:

ZONING TYPE: NI	EIGHBORHOOD BUSINESS (NB)	CCT	. 4	0200 161 04 0
		1		0300-161-04-9
LOT AREA:	34,962 sf	MINIML	JIVI 51:	10,000 sf
LOT COVERAGE:				
BUILDING COVERAGE (MAXIMUM PERCENT):	40%		SED BUILDING CAGE W/ NEW ADDIT	19% ION:
TOTAL LOT COVERAGE (MAXIMUM PERCENT):	70%	PROPC COVER	SED TOTAL LOT AGE:	73%
	EXISTING:	PROPC	SED:	ALLOWED:
BUILDING LOT COVERAGE	E: 5,903 sf	6,659	sf	13,985 sf
TOTAL LOT COVERAGE:	30,135 sf	25,57	7 sf	24,473 sf
SETBACKS:		ALLOW	ED:	PROPOSED:
FRONT YARD SETBACK:		25'-0"		25'-6"
SIDE YARD SETBACK O I ADJACENT RESIDENTIAL	•	30'-0"		161'-5"
SIDE YARD SETBACK 02	2:	15'-0"		15'-2"
REAR YARD SETBACK (DOUBLED AS PER ADJACENT RESIDENTIAL ZONING:		50'-0" 18'-2" @ 2nd FLOOR (WORKFORCE HOUS AS REQUESTED BY TOWN OF EAST HAMP PLANNING BOARD)		Y TOWN OF EAST HAMPTON
			NOTE: 50'-8" WITH AS PER PREVIOUS	HOUT WORK FORCE HOUSING S SUBMISSION*
HEIGHT (MAXIMUM):		ALLOW	ED:	PROPOSED:
STORIES:		2		2
MAXIMUM HEIGHT (ft):		32'-0"		32'-0"
GABLED ROOF (ft):		35'-0"		35'-0"
PROGRAM SQUAR	E FOOTAGES:			

BASEMENT TOTALS:	sf:
EXISTING BASEMENT:	5,007 sf
PROPOSED BASEMENT:	1,876 sf
TOTAL BASEMENT:	6,883 sf
FIRST FLOOR TOTALS:	
EXISTING FIRST FLOOR:	5,007 sf
PROPOSED FIRST FLOOR:	1,876 sf
TOTAL FIRST FLOOR:	6,883 sf
TOTAL FIRST FLOOR RETAIL SPACE:	6,483 sf
CIRCULATION CORE:	400 sf
SECOND FLOOR TOTALS:	
PROPOSED SECOND FLOOR:	5,538 sf
TOTAL SECOND FLOOR:	5,538 sf
TOTAL SECOND FLOOR OFFICE SPACE:	3,178 sf
(x2) WORKFORCE HOUSING UNITS:	I,392 sf
CIRCULATION CORE:	968 sf
TOTAL DINI DINIO (5)(CILIDINIO DACENTELE)	
TOTAL BUILDING (EXCLUDING BASEMENT):	

PARKING SPACE CALCULATIONS:

	0005	•	SPACES	SPACES	SPACES
PARKING:	CODE:	sf:	REQUIRED:	HAVE:	NEEDED:
Retail store, take-out food store, or personal service shop	I per 180 square feet of gross floor area.	6,883 sf	38	29	9
Office or office building	I per 180 square feet of gross floor area.	3,178 sf	17	17	0
Work force housing	I per unit	2 UNITS	2	2	O
TOTAL SPACES:			57	48	9
PERCENT OF SPACES I	HAVE:	84%			
HANDICAP SPACES:	2 SPACES	(I ALLOWS VA	AN PARKING)		
EV SPACES:	4 (CHARGING SPA	ACES		

DRAWING INDEX:

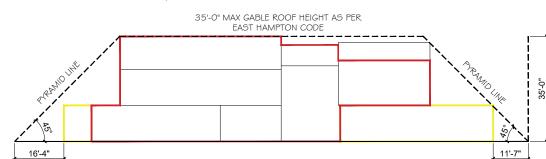
PROPOSED PYRAMID DIAGRAM:

ZONING BOARD:

A-00.01	TITLE SHEET
A-00.02	PROPOSED SITE PLAN
A-01.01	PROPOSED BASEMENT # 1st FL PLANS
A-01.02	PROPOSED 2nd FL PLAN & ROOF PLAN

WEST ELEVATION: 35'-0" MAX GABLE ROOF HEIGHT AS PER EAST HAMPTON CODE

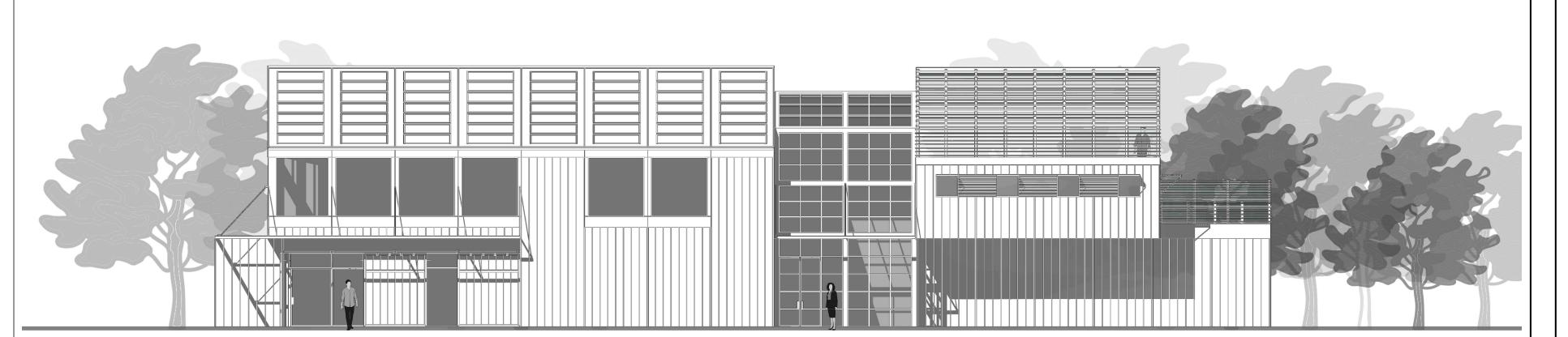
SOUTH ELEVATION:



CONCEPTUAL WEST ELEVATION:



CONCEPTUAL SOUTH ELEVATION:



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Revisions:

	No:	Description:	Date:
	01	REVISED BUILDING FOOTPRINT / SQ. FOOTAGES, PARKING, PROGRAMMING	10/28/20
	02	REVISED BUILDING FOOTPRINT / SQ. FOOTAGES, PARKING, PROGRAMMING	12/29/20
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Project:

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44 THREE MILE HARBOR ROAD EAST HAMPTON

PROJECT TYPE: NEW MULTI-PURPOSE COMMERCIAL

Drawing Title

TITLE SHEET

Date: 02.16.2021 Scale: AS NOTED

Seal / Signature

Drawing No.:

A-00.01